

GENERAL NOTES:

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

	TELEPHONE NUMBER
SAN DIEGO GAS & ELECTRIC	1 (800) 422-4133
PACIFIC BELL TELEPHONE	UNDERGROUND SERVICE ALERT
OLIVENHAIN MUNICIPAL WATER DISTRICT	1 (760) 753-6466
RSF COMMUNITY SERVICES DISTRICT	1 (760) 942-5147

7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:

CUT - 2:1  
FILL - 2:1

EXCAVATION: 9200 C.Y. FILL: 9200 C.Y. IMPORT: 0 C.Y.  
A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS.

14. SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, D-75.

NOTICE:

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT, OR ANY AMMENDMENTS THERETO.

NOTICE:

REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY." PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.

WORK TO BE DONE

THE GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO REGIONAL STANDARD DRAWINGS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2003 EDITION, AND PER THE SAN DIEGO COUNTY GRADING ORDINANCE.

LEGEND

IMPROVEMENTS:	DWG. NO. **	SYMBOL	QUANTITY
PROPERTY LINE			
EASEMENT LINE			
SLOPE BANK (2:1 MAX. FILL / 2:1 MAX. CUT)			
DAYLIGHT LINE			
PROPOSED GRADE			
SPOT ELEVATION			
EXIST. CONTOURS			
FINISH CONTOURS			
CONCRETE LINED DITCH TYPE D	SDRSD D-75		243 L.F.
EARTHEN SWALE			
RIP-RAP ENERGY DISSIPATOR-TYPE 2	SDRSD D-40		16 C.Y.
HYDROSEEDING OR HYDRAULIC MULCH	EC-3 (CALTRANS) EC-4 (CALTRANS)		12,345 S.F.
HYDRAULIC MULCH OR STRAW MULCH	EC-3 (CALTRANS) EC-6 (CALTRANS)		99,300 S.F.
GRAVEL BAGS	SC-6 (CALTRANS)		80 EACH
TEMP. WASTE MANAGEMENT BMP'S	WM-1,5,6,8, & 9 (CALTRANS)		

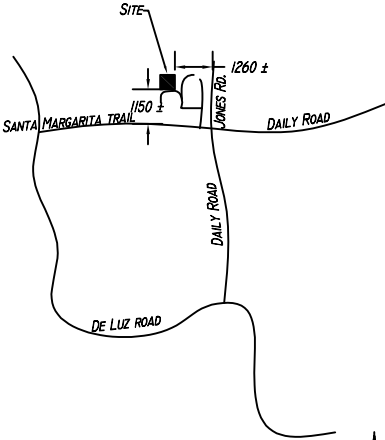
QUANTITIES ARE SHOWN FOR BOND PURPOSES ONLY, CONTRACTOR IS RESPONSIBLE FOR BID QUANTITIES PER PLAN.

NOTES:

\*\* = ALL REFERENCED STANDARD DRAWINGS ARE AS PROVIDED IN SAN DIEGO REGIONAL STANDARD DRAWINGS UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS

BW	BACK OF WALK
ELEV	ELEVATION
FL	FLOW LINE
FP	FLOOD PLAIN
FS	FINISHED SURFACE
GB	GRADE BREAK
IE	INVERT ELEVATION
MH	MANHOLE
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
P	PAD ELEVATION
PL	PROPERTY LINE
PVI	POINT OF VERTICAL INTERSECTION (VC)
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
RW	RECLAIMED WATER
S	SEWER
SD	STORM DRAIN
SF	GROSS SQUARE FEET
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
VC	VERTICAL CURVE
W	WATER
WS	WATER SURFACE



VICINITY MAP

NO SCALE, THOMAS BROTHERS GUIDE PAGE: 996, H-2

LEGAL ACCESS:

EASEMENT/ACCESS TO SITE FROM DAILY ROAD/JONES ROAD PER VARIOUS EASEMENTS OF RECORD, SEE CHICAGO TITLE Co. PTR ORDER No. 608000968-POI, DATED FEBRUARY 21, 2006. & GRANT DEED RECORDED IN FILE No. 2005-0331722.

LEGAL DESCRIPTION:

NW 1/4 NE 1/4 SE 1/4 SECTION 32, T 8 S, R 4 W

EARTHWORK ESTIMATE

RAW	
CUT	9200 C.Y.
FILL	9200 C.Y.
IMPORT/EXPORT	0 C.Y.

OWNER/PERMITEE CERTIFICATION:

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE FIELD CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY RIGHT-OF-WAY WITHIN 60 DAYS AFTER THE ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDANT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

MICHAEL L. BENESH  
MLB ENGINEERING  
2080 WINE RIDGE PLACE, SUITE A  
ESCONDIDO, CA 92029  
(760) 741-3577



BY: \_\_\_\_\_ DATE: \_\_\_\_\_

RCE No. 37893  
REG. EXPIRES 3/31/09

PROPERTY OWNER/PERMITEE INFORMATION

NAME: CARROL ELDERS  
ADDRESS: 40401-A DE LUZ ROAD  
FALLBROOK, CA 92028  
TELEPHONE NUMBER: (760) 728-9572  
(24 HOUR CONTACT NUMBER)  
SITE APN NUMBER: 101-562-07  
SITE ADDRESS: 39693 CALLE DE LUZ  
FALLBROOK, CA 92028

UNDERGROUND SERVICE ALERT



CALL: TOLL FREE  
1-800-227-2600

THREE WORKING DAYS BEFORE YOU DIG

CAUTION:

REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

**MLB**  
Engineering  
Professional Civil Engineers and Land Surveyors

2080 Wineridge Place, Suite A, Escondido, CA 92029  
Phone 760 741-3577 FAX 760 897-2165 E-Mail: MBenesh@MLBEngineering.com

DISTURBED AREA CALC'S

PAD + SLOPES: 112,640 SF  
DRIVEWAY: N/A (EXISTING) SF  
PRIMARY SEPTIC: N/A SF  
FIRE CLEARING: N/A SF  
TOTAL: 112,640 SF  
IF ≥ 1 ACRE PROVIDE WDID#: 9 37C344932

NORTH COUNTY FIRE PROTECTION DISTRICT  
APPROVED FOR GRADING ONLY. NO STRUCTURES PROPOSED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
, FIRE MARSHAL

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY:	DATE

PERMITS

REZONE PERMIT NO. N/A  
MAJOR USE PERMIT NO. N/A  
N.O.I. NO. 9 37C344932  
TENTATIVE MAP NO. N/A

BENCH MARK

DESCRIPTION: COUNTY CONTROL MONUMENT NUMBER 25-12-4, NO DESC AVAILABLE  
LOCATION: NAD83E 623811.589 NAD83N 2103717.538  
RECORD FROM: \_\_\_\_\_  
ELEVATION: 829.25 DATUM: M.S.L.

PLAN DATE: 3/20/08

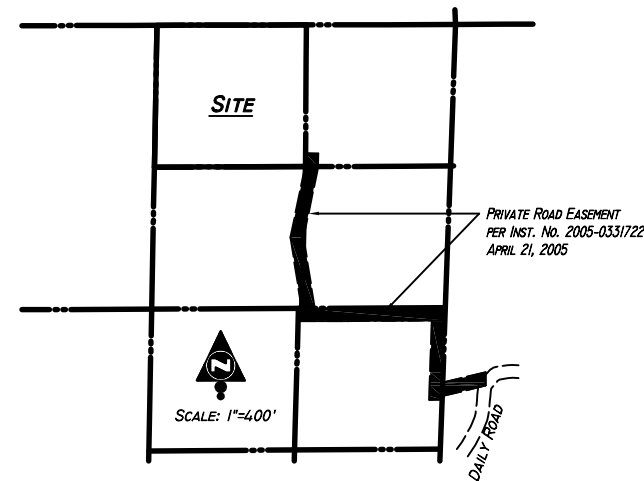
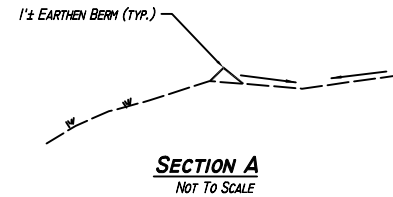
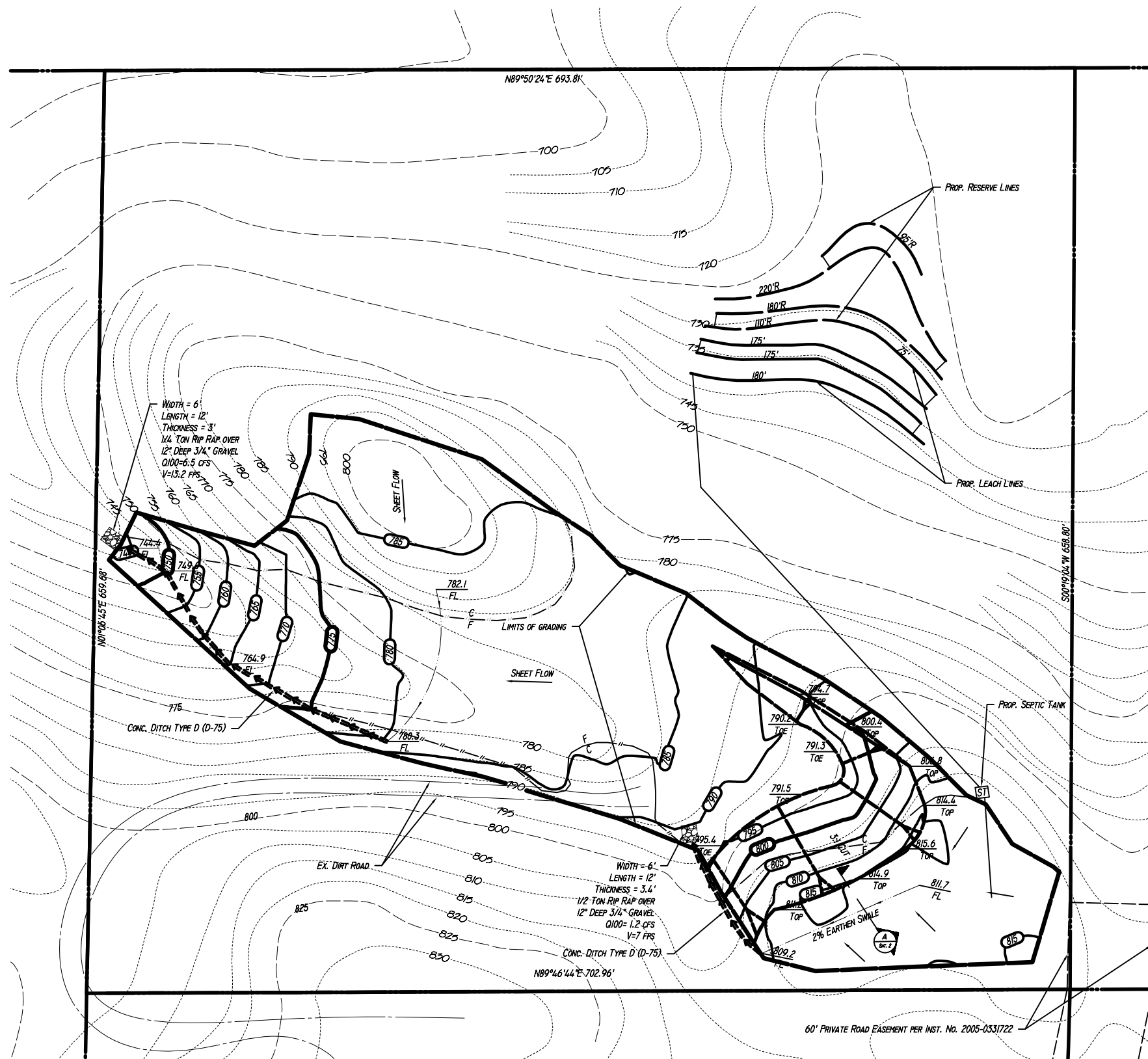
ER07-01-004

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
GRADING & EROSION CONTROL PLANS FOR: <b>AGRICULTURAL GRADING FOR 39693 CALLE DE LUZ</b> CALIFORNIA COORDINATE INDEX: 334-1737		
APPROVED: BY: MICHAEL L. BENESH, P.C.E. 37893	ENGINEER OF WORK: MICHAEL L. BENESH, P.C.E. 37893	
DATE: _____	GRADING PERMIT NO. <b>L - 15206</b>	

FILE NO.

ENGINEER'S NAME: MLB Engineering  
PHONE NO. : (760) 741-3577



#### EASEMENT/ACCESS NOTE:

EASEMENT/ACCESS TO SITE FROM DAILY ROAD PER VARIOUS EASEMENTS OF RECORD, SEE CHICAGO TITLE CO. PTR ORDER NO. 608000968-POI, DATED FEBRUARY 21, 2006.

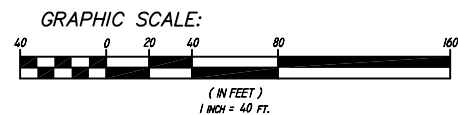
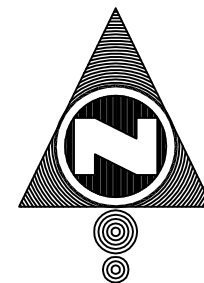
SITE ADDRESS: 39693 CALLE DE LUZ, FALLBROOK, CA  
APN: 101-562-07

**UNDERGROUND SERVICE ALERT**  
CALL: TOLL FREE  
1-800-227-2600



THREE WORKING DAYS BEFORE YOU DIG

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APN 101-562-09

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2080 Wineridge Place, Suite A, Escondido, CA 92029  
Phone 760 741-3577 FAX 760 897-2165 E-Mail: MBenesh@MLBEngineering.com

PERMITS	
REZONE PERMIT NO.	N/A
MAJOR USE PERMIT NO.	N/A
N.O.I. NO.	9.37C344932
TENTATIVE MAP NO.	N/A
BENCH MARK	
DESCRIPTION:	BM 25-12-4
LOCATION:	NAD83E 623811.589 NAD83N 2103717.538
RECORD FROM:	COUNTY OF SAN DIEGO VERTICAL CONTROL 0025-012-006
ELEVATION:	829.25' DATUM: M.S.L.

PRIVATE CONTRACT		
SHEET <b>2</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>8</b> SHEETS
GRADING PLANS FOR: <b>AGRICULTURAL GRADING FOR 39693 CALLE DE LUZ</b>		
CALIFORNIA COORDINATE INDEX: 334-1737		
APPROVED: <b>MANUEL FARRERONE</b> COUNTY ENGINEER	ENGINEER OF WORK: <b>MICHAEL L. BENESH, P.C.E. 37893</b>	
DATE	GRADING PERMIT NO. <b>L - 15206</b>	

FILE NO.

ENGINEER'S NAME: MLB Engineering  
PHONE NO.: (760) 741-3577

SILTATION AND SEDIMENT CONTROL MEASURES

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF-PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL-STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION THAT IS TWO GRAVEL BAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND UPON THE SLOPE OF THE GROUND SURFACE BUT SHALL NOT EXCEED THE FOLLOWING:
- | GRADE OF THE STREET | INTERVAL         |
|---------------------|------------------|
| LESS THAN 2%        | 200 FEET MAXIMUM |
| 2% TO 4%            | 100 FEET         |
| 4% TO 10%           | 50 FEET          |
| OVER 10%            | 25 FEET          |
5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAY AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:
- | GRADE OF CHANNEL | INTERVAL BETWEEN CHECK DAMS |
|------------------|-----------------------------|
| LESS THAN 3%     | 100 FEET                    |
| 3% TO 6%         | 50 FEET                     |
| OVER 6%          | 25 FEET                     |
8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.
- | GRADE OF STREET | INTERVAL              | NO. OF BAGS HIGH |
|-----------------|-----------------------|------------------|
| LESS THAN 2%    | AS REQUIRED, 200' MAX | 1                |
| 2% TO 4%        | 100 FEET              | 1                |
| 4% TO 6%        | 50 FEET               | 1                |
| 6% TO 10%       | 50 FEET               | 2                |
| MORE THAN 10%   | 25 FEET               | 2                |
9. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF-PRODUCING STORM, IF POSSIBLE. MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES: I.E. COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

STORMWATER PROTECTION NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP (BEST MANAGEMENT PRACTICES) MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROLS CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. ON PROJECTS OF GREATER THAN 1 ACRE, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PREPARED IN ACCORDANCE WITH OF THE CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. ) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS, IF APPLICABLE. THE NOI NUMBER ASSIGNED FOR THIS PROJECT IS AND THE PERMITEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

EROSION CONTROL NOTES

1. ALL BUILDING PADS ARE TO BE DIKED AND THE DIKES TO BE MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PADS UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES ARE TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF THE SLOPE.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1 AND APRIL 30, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS ARE TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS, AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

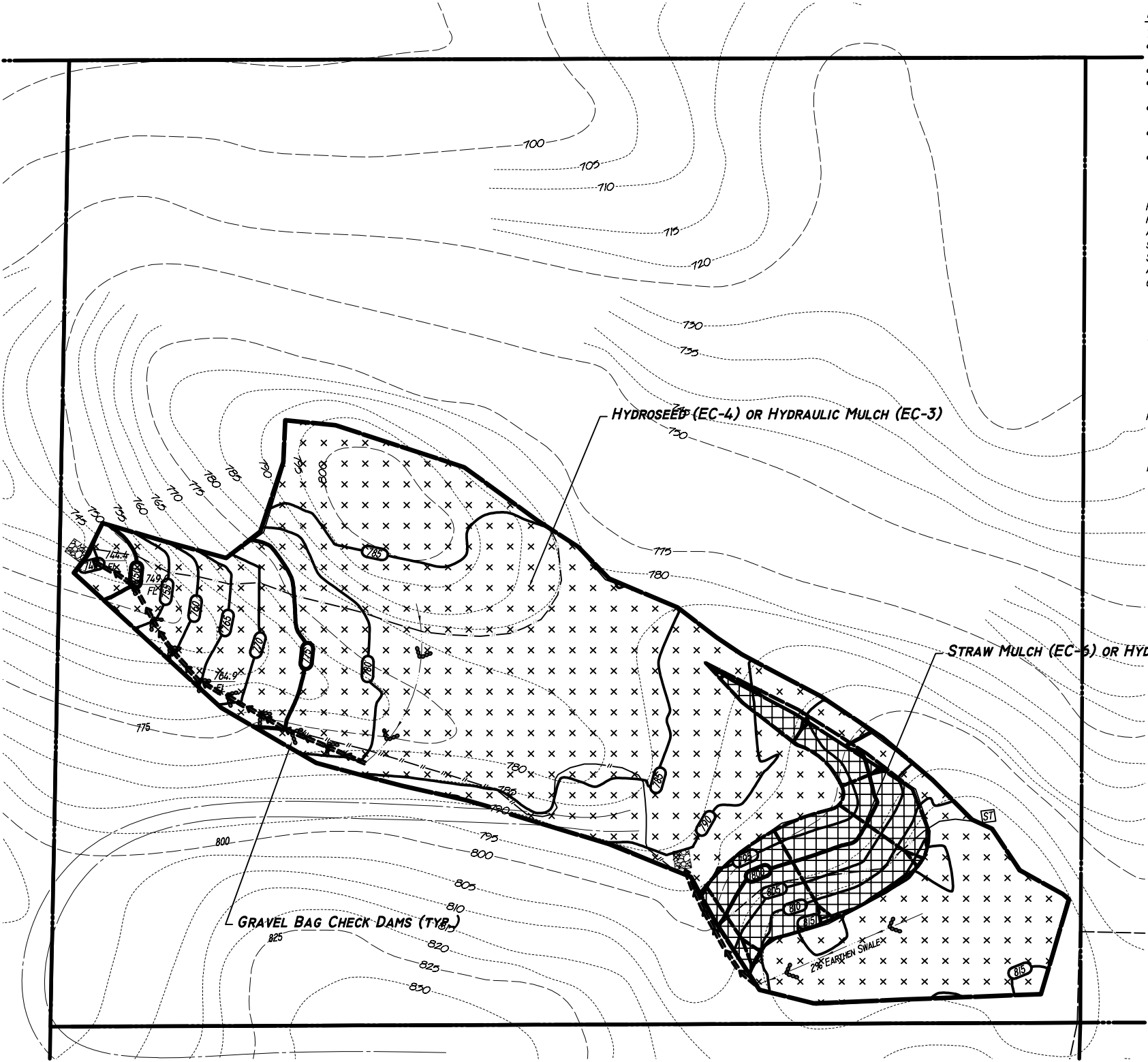
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BONDED FIBER MATRIX (BFM)

THE USE OF BFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

- APPLICATION RATES SHALL BE 3500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
- BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
- THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
- BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).
- FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDER EROSION CONTROL VEGETATION.
- A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCH/WOOD CHIPS (SS-3, SS-6, SS-8), OR JUTE MATTING (SS-7). THE COUNTY MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS AND THE BELOW REQUIREMENT, PROVIDED FULL SEDIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED DESILTATION BASINS (SC-2) AT ALL PROJECT DISCHARGE POINTS.

RIP-RAP	SORSO D-40		16 C.Y.
HYDROSEEDING OR HYDRAULIC MULCH	EC-3 (CALTRANS) EC-4 (CALTRANS)		12,345 S.F.
HYDRAULIC MULCH OR STRAW MULCH	EC-3 (CALTRANS) EC-6 (CALTRANS)		99,300 S.F.
GRAVEL BAGS	SC-6 (CALTRANS)		80 EACH
MATERIAL DELIVERY & STORAGE:	CALTRANS WM-1		
CONCRETE WASTE MANAGEMENT:	CALTRANS WM-8		
SOLID WASTE MANAGEMENT:	CALTRANS WM-5		
SANITARY WASTE MANAGEMENT:	CALTRANS WM-9		



GRAPHIC SCALE:



PLAN DATE: ER07-01-004

COUNTY APPROVED CHANGES		
NO.	DESCRIPTION	APPROVED BY: DATE

PERMITS

REZONE PERMIT NO.	
MAJOR USE PERMIT NO.	
N.O.I. NO.	9 37C344932
TENTATIVE MAP NO.	

PRIVATE CONTRACT

SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
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EROSION CONTROL PLANS FOR:  
**AGRICULTURAL GRADING FOR  
39693 CALLE DE LUZ**  
CALIFORNIA COORDINATE INDEX: 334-1737

APPROVED BY: DATE	MOHAMMAD FADHREDDINE MICHAEL L. BENESH P.L.C.E. 37893	ENGINEER OF WORK: GRADING PERMIT NO. L - 15206
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FILE NO.

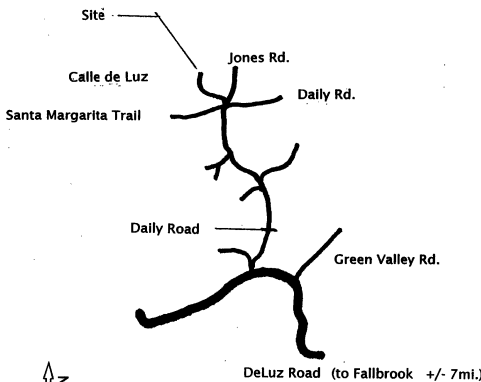
**MLB**  
Engineering  
Professional Civil Engineers and Land Surveyors  
2080 Wineridge Place, Suite A, Escondido, CA 92029  
Phone 760 741-3577 FAX 760 897-2165 E-Mail: MBenesh@MLBEngineering.com

ENGINEER'S NAME: MLB Engineering  
PHONE NO. : (760) 741-3577

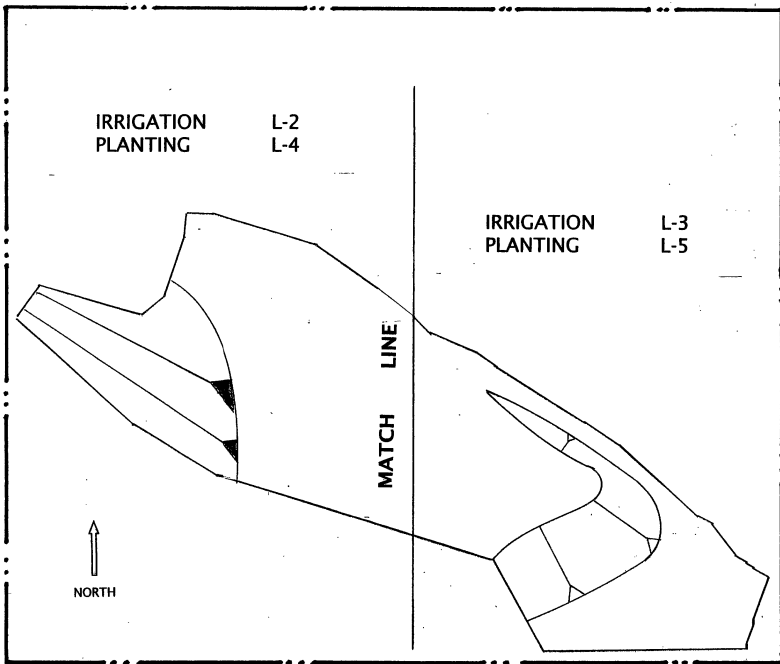
# ELDER PROPERTY— AGRICULTURAL GRADING

## GENERAL CONSTRUCTION NOTES

1. All work shall conform to all applicable laws, ordinances, and regulations of the governing agencies and County of San Diego and are hereby incorporated into and made a part of these plans, specifications and details and their provisions shall be carried out by the contractor.
2. All scaled drawings and dimensions are approximate and diagrammatic. All property lines and lease lines shall be verified prior to commencing work.
3. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner and the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
4. Contractor shall be responsible for any damage caused to the site or the work of other trades. If repairs are not made within a reasonable length of time, the Owner will have the damage repaired and will backcharge the Contractor.
5. Contractor shall accept work of other related trades which is signified by commencement of his work. Contractor shall be responsible for the repair or replacement of his work as necessary, at no charge to the Owner, if said work is placed over faulty workmanship of others in relation to the installation of his work.
6. Contractor acknowledges that he has visited the site and is familiar with, and, has provided for the conditions that exist hereon and that he has checked with the appropriate governing agencies and has made provisions for any and all requirements of those agencies.
7. Contractor shall be solely responsible for personally verifying with the Owner's Job Site Superintendent that he has the latest sets of plans and specifications prepared and approved for construction.
8. Contractor's work force shall consist of persons skilled in the trade covered by this Scope of Work. Apprentices or unskilled laborers shall be under direct supervision of skilled tradesmen at all times.
9. Contractor shall adhere to the construction sequence unless notified by Owner's Representative.
10. Contractor shall submit construction schedule as requested by the Owner. Contractor shall make every effort to adhere to schedule as incorporated into Owner's master schedule.
11. The Contractor must notify the Owner 48 hours (two working days) prior to starting construction.
12. The Landscape Contractor shall coordinate all field observations with the owner and notify both the Owner and Landscape Architect at least 48 hours (two working days) in advance of all field observations. If the Contractor calls for a field observation for which he is not prepared, he shall be responsible for reimbursing the Landscape Architect at their current hourly billing rate, plus any transportation cost and/or reproductions.
13. In giving instructions, the Owner's Representative(s) shall have authority to make minor changes in the Scope of Work not involving extra cost and not inconsistent with the purposes of the construction. Otherwise, the Contractor acknowledges that there are restrictions applicable to extras.
14. Owner may provide storage facilities/areas for Contractor upon request. The Contractor shall be responsible for stored materials and any materials on the job site that are not fully installed. Contractor is responsible for cleaning storage areas upon completion of work. Owner shall not be responsible for any replacement of materials, equipment, etc., necessary for the Contractor to complete the job.
15. The Contractor shall obtain, coordinate, and pay for any and all permits, fees, and agency inspections, as required.
16. The Contractor shall carry all Workman's Compensation, Public Liability, and Property Damage Insurance as required by all applicable codes and the Owner.
17. The Contractor shall familiarize himself with the nature and location of all underground utilities, pipes, and structures. All underground utilities, pipe, or structures damaged by the action of the Contractor shall be repaired or replaced to the Owner's satisfaction at the Contractor's expense.
18. Any discrepancies between the field conditions and the contract documents and/or design intent affecting the successful completion and cost of the project shall be reported to the Owner and the Landscape Architect immediately. All work related to the problem area shall cease until the discrepancies have been resolved by the Owner in writing. Any continuation of the work is at the Contractor's risk and expense.
19. All matter or debris shall be removed by the contractor from the surface upon which any landscape work is to be done.
20. Exported soil, matter, and debris shall go to a legal dump site at no additional cost to the Owner.
21. It shall be the responsibility of the Contractor to keep the project site neat and clean at all times. Dust situations shall be controlled by watering. All streets, walks, and driveways shall be washed down by hose and left free of debris at the end of the designated work day.



VACINITY MAP  
NO SCALE



SHEET INDEX

## GENERAL IRRIGATION NOTES

1. Contractor shall install all equipment as shown in details and specifications. Contractor shall comply with all San Diego County and Fallbrook Public Utility District requirements for both equipment and installation.
2. The actual location of the automatic controllers shall be determined in the field by the Landscape Architect. The 110v electrical service to the locations for the controllers shall be provided by others. The Irrigation Contractor shall be responsible for the concrete pads, weatherproof enclosures, rain shut-offs, and final connections the controllers.
3. All wires from the controller to each valve shall be solid copper UF direct burial type.  
COMMON WIRE: #12 AWG - WHITE  
CONTROL WIRE: #14 AWG - VARY COLOR AND/OR STRIPPING  
SPARE CONTROL WIRE (1 PER VALVE): #14 AWG - SAME AS CONTROL WIRE  
Install wire(s) in a common trench with pressure mainline where possible. Bundle wire(s) and tape to bottom of mainline at ten (10) foot intervals.
4. Provide a minimum cover of 18" over all pressure mainline pipe. Provide a minimum cover of 12" over all non-pressure lateral pipe. All pipe under paved areas shall be installed in a PVC cl. 315 sleeve. The sleeve shall be two (2) times the diameter of the pipe to be sleeved.

## GENERAL PLANTING NOTES

1. The Planting Plan is diagrammatic. All plant locations are approximate. Plant symbols take precedence over plant quantities specified.
2. Quantities shown on the Planting Plan are approximate and are for the convenience of the Contractor only. Contractor shall notify the Landscape Architect of discrepancies between specified quantities and symbols shown.
3. Contractor shall apply "Round-up" or approved equal herbicide, per manufactures recommendation ten (10) days prior to commencement of any planting or irrigation work.
4. Landscape Contractor shall submit a soil analysis report from an authorized testing agency to the Landscape Architect before commencement of work.
5. All areas to be planted which have a slope of less than 10% shall be cross-ripped to a depth of eight (8) inches and have amendments spread evenly and tilled in per specifications.
6. Plant pits shall be a minimum of twice the size of the designated nursery container.
7. Plant material shall not be root bound. Five gallon container plants and larger shall have been grown in same size container for a minimum of 6 months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.



## LANDSCAPE ARCHITECT CERTIFICATION

I, John A. Dahl, certify that the landscape and irrigation plans as shown hereon, per this grading plan L-15206, satisfies the San Diego County grading ordinance requirements stated per Sec. 87.417 - 87.418.

Prior to the approval of the record plan, the landscape architect shall certify that the landscape and irrigation has been constructed per the approved landscape and irrigation plans as shown hereon.

By: John A. Dahl  
Name: John A. Dahl  
Address: 833A So. Main #143  
Phone: (760) 723-6570

Date: Dec 15 '06



833-A South Main Street  
Fallbrook, Ca. 92028  
(760) 723-6570

## PRIVATE CONTRACT

SHEET COVER	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS
LANDSCAPE & IRRIGATION PLANS FOR: AGRICULTURAL GRADING FOR 39693 CALLE DE LUZ FALLBROOK, CA.		
APPROVED: MICHAEL FARRINGTON COUNTY ENGINEER	BY: <u>John A. Dahl</u> DATE: _____	GRADING PERMIT NO. L-15206



12	11	10	9	8	7	6
1" 28	1" 24	1" 24	1" 24	1" 24	1" 24	1" 21

VALVE #	3	
VALVE SIZE	1"	18 GPM DEMAND

IRRIGATION LEGEND						
SYMBOL	DESCRIPTION	MFG. AND MODEL	PSI	RADIUS	G.P.M.	COMMENTS
▲	ADJ. ARC SHRUB SPRAY NOZZLE	HUNTER #PS17	30	17'	1.72	INSTALL ON SCH. 80 RISER +18" ABOVE FIN.GRD.
△	ADJ. ARC SHRUB SPRAY NOZZLE	HUNTER #PS15	30	15'	1.8	" " "
△	ADJ. ARC SHRUB SPRAY NOZZLE	HUNTER #PS10	30	10'	1	" " "
●	ADJ. ARC SHRUB STREAM ROTOR	HUNTER #PGJ-05	40	37'	5	" " "
●	ADJ. ARC SHRUB STREAM ROTOR	HUNTER #PGJ-03	40	31'	3	" " "
●	ADJ. ARC SHRUB STREAM ROTOR	HUNTER #PGJ-2.5	40	28'	2.8	" " "
✓	1/2" ANTI-DRAIN VALVE	HUNTER OR KBI				INSTALLED BELOW SPRINKLER - ON RISER
	SWING JOINT - 1/2" X 12"	OLSEN OR HUNTER				ALL SPRINKLERS SHALL BE INSTALLED WITH FLEXIBLE SWING JOINTS - SEE DETAIL.

IRRIGATION EQUIPMENT			
SYMBOL	DESCRIPTION	MFG. AND MODEL	REMARKS
Ⓜ	EXISTING 3/4" WATER METER		FALLBROOK PUBLIC UTILITY DISTRICT
▲	BRASS/COMPOSITE PRESSURE REGULATOR	ZURN #BR4-1"	PRESET @ 50 PSI
◆	BACKFLOW DEVICE - REDUCED PRESS.PRINCIPLE	WILKINS #950 XLUS-1"	INSTALL PER DETAIL
Ⓜ	PRESSURE REGULATOR - IN LINE TYPE	HENDRICKSON #PR7030	PRESET @ 30 PSI
Ⓜ	BRASS BALL VALVE W/ PLASTIC UNIONS		INSTALL IN 10" DIA. VALVE BOX
Ⓜ	ELEC. VALVE W/ FLOW CONTROL	HUNTER #ASV-101	INSTALL IN 12" X 18" VALVE BOX
---	IRRIGATION MAINLINE	2" PVC SCH. 40	24" MIN. BURIAL
---	SPRINKLER LATERAL LINE	SIZE VARIES PVC CL. 200	18" MIN. BURIAL

LINE  
MATCH

#### LANDSCAPE ARCHITECT CERTIFICATION

I, John A. Dahl, certify that the landscape and irrigation plans as shown hereon, per this grading plan L-15206, satisfies the San Diego County grading ordinance requirements stated per Sec. 87.417 - 87.418.

Prior to the approval of the record plan, the landscape architect shall certify that the landscape and irrigation has been constructed per the approved landscape and irrigation plans as shown hereon.

By: John A. Dahl

Date: Dec. 15 '06

Name: John A. Dahl  
Address: 833A So. Main #143  
Phone: (760) 723-6570

#### PRIVATE CONTRACT

SHEET L-2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS
LANDSCAPE & IRRIGATION PLANS FOR: <b>AGRICULTURAL GRADING FOR 39693 CALLE DE LUZ FALLBROOK, CA.</b>		
APPROVED: MOHAMAD FAHRERIDINE COUNTY ENGINEER	DATE: <u>Dec 15 2006</u>	GRADING PERMIT NO. L-15206



MATCH LINE

5  
1" 25

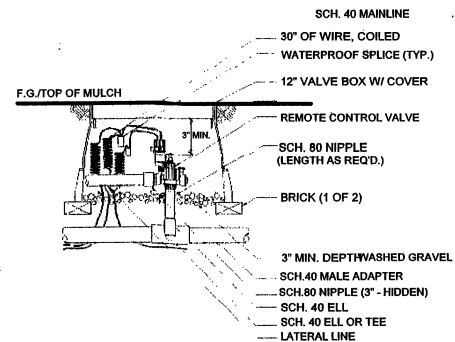
4  
1" 19

3  
1" 24

1  
1" 15

2  
1" 13

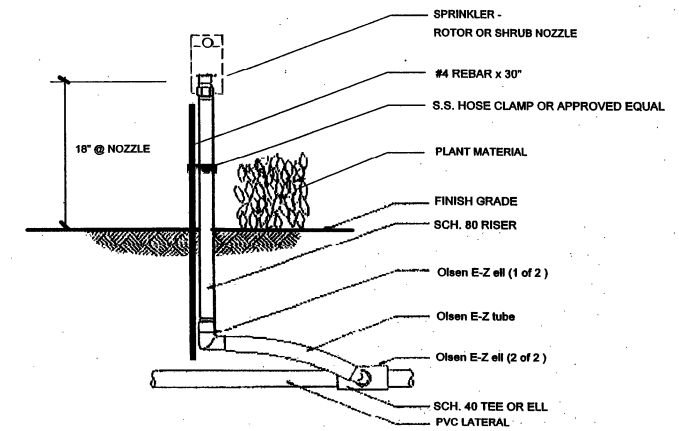
VALVE # 3  
VALVE SIZE 1" 18 GPM DEMAND



### REMOTE CONTROL VALVE

BOTTOM INLET

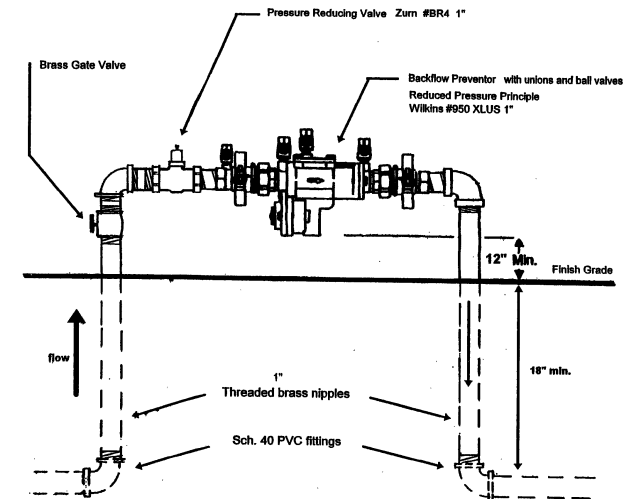
NO SCALE



### SPRINKLER ON RISER

FLEXIBLE SWING JOINT

NO SCALE



#### Notes:

All nipples, elbows, unions, etc. above grade to be red brass.  
No close nipples  
Teflon tape 3/4" wide shall be used on all threaded connections.

### BACKFLOW DEVICE - RPP TYPE

NO SCALE

### LANDSCAPE ARCHITECT CERTIFICATION

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Prior to the approval of the record plan, the landscape architect shall certify that the landscape and irrigation has been constructed per the approved landscape and irrigation plans as shown hereon.

By: *John A. Dahl*  
Name: John A. Dahl  
Address: 833A So. Main #143  
Phone: (760) 723-6570

Date: Dec 15 '06

### PRIVATE CONTRACT

SHEET  
L-3

COUNTY OF SAN DIEGO  
DEPARTMENT OF PUBLIC WORKS

5  
SHEETS

LANDSCAPE & IRRIGATION PLANS FOR:  
**AGRICULTURAL GRADING FOR**  
**39693 CALLE DE LUZ**  
**FALLBROOK, CA.**

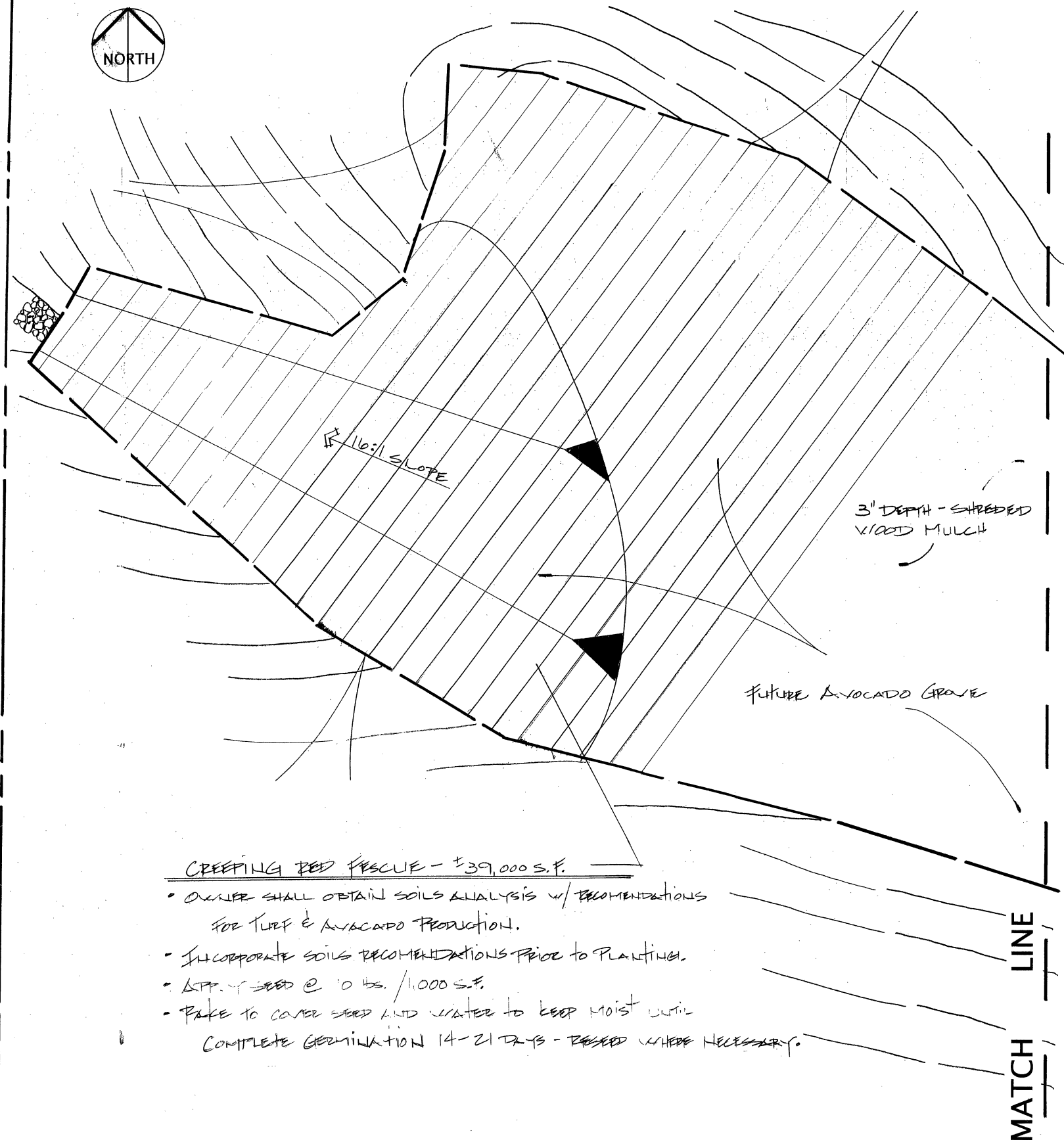
APPROVED: MOHAMMAD FANIRREDDINE  
COUNTY ENGINEER

BY:

DATE

LANDSCAPE ARCHITECT OF RECORD  
*John A. Dahl*  
DATE: 12/15/06

GRADING PERMIT NO.  
L-15206



CREeping RED FESCUE - ±39,000 S.F.

- OWNER SHALL OBTAIN SOILS ANALYSIS w/ RECOMMENDATIONS FOR TURF & AVOCADO PRODUCTION.
- INCORPORATE SOILS RECOMMENDATIONS PRIOR TO PLANTING.
- LAY SEED @ 10 lbs. / 1,000 S.F.
- RAKE TO COVER SEED AND WATER TO KEEP MOIST UNTIL COMPLETE GERMINATION 14-21 DAYS - RESEED WHERE NECESSARY.

## PLANTING NOTES

- The landscape shall be installed in conformance with Section 212 and 308 of the Standard Specifications for Public Works, 2000 Edition, ordinances, and the following special provisions.
- Tree stakes shall be ten feet long for 15 gal. and 24" box trees. Stakes shall be straight grained lodgepole pine, treated with copper naphthenate. Stakes shall be free of knots, checks, splits and disfigurements, use number of stakes as noted on plant legend; stakes shall not be put through the plant rootball. Install per detail.
- Tree ties shall be commercially manufactured from split plastic hose - shall be 'Cinch-Tie or an approved equal.
- Weeds, common Bermuda grass, etc. shall be dug out from all planting areas by their roots and removed from the site. Weeds may be treated with an herbicide per the manufacturers specifications and upon approval of the Landscape Architect. Caution should be used to prevent overspray or drifting of herbicide material onto desired plant materials. Any damaged plant material, including existing plants, shall be replaced immediately with one of like species and size by the Contractor at the Contractor's expense.
- Fertilizer planting tablets (21 grams) shall be placed with each plant at the following rates:

ONE tablet	per	1-gallon container
TWO tablets	per	5-gallon container
FOUR tablets	per	15-gallon container
EIGHT tablets	per	24" box container
- Fertilizer planting tablets (5 grams) shall be placed with each ground cover plant from flat containers.
- Backfill for trees and shrubs shall consist of the following mixture per 1 cubic yard:

native on-site soil	1/2 cy	FOR BIDDING PURPOSES ONLY
type 4 soil amendment	1/2 cy	
fertilizer 15-15-15	5 lbs.	
agricultural gypsum	30 lbs.	

The contractor will obtain a soil analysis and recommendations for the project prior to construction

- Contractor shall remove all existing weed growth, trash, clipping, rock, and other debris from the site. Rake and fine grade all areas prior to commencement of planting operations.
- Finish grade for shrub areas shall be 2" below edge of sidewalks.
- Contractor shall maintain a minimum 2% drainage and finished grades shall be smoothed to eliminate puddling or standing water.
- All plant materials shall be inspected and approved by the Landscape Architect prior to planting. Contractor shall notify Landscape Architect in writing a minimum of two days before plants are delivered to the site. All plant material rejected by the Landscape Architects shall be removed from the project site at no additional cost.
- Prior to planting, the Contractor shall obtain written approval from the Landscape Architect indicating that the Irrigation system is operating properly. All planting areas shall be thoroughly watered prior to planting.
- Plants (except ground covers) shall not be placed within 36 inches of sprinkler heads. All placements of plant material shall be approved by the Landscape Architect prior to planting. All plant materials are to be free of disease and scars, and are to have good color, full heads, and acceptable caliper.
- The Contractor shall leave site in a clean condition, removing all unused materials, trash, and tools. The Contractor shall be held responsible for any repairs made necessary through the actions of negligence of his crew.
- At completion of all work outlined in these plans, the Contractor shall contact the Landscape Architect to arrange for a walk through (see cover notes) to determine that all aspects of work are completed. Work must be completed in a good workmanship manner and must be accepted in writing, prior to final payment.

## LANDSCAPE ARCHITECT CERTIFICATION

I, John A. Dahl, certify that the landscape and irrigation plans as shown hereon, per this grading plan L-15206, satisfies the San Diego County grading ordinance requirements stated per Sec. 87.417 - 87.418.

Prior to the approval of the record plan, the landscape architect shall certify that the landscape and irrigation has been constructed per the approved landscape and irrigation plans as shown hereon.

By: John A. Dahl  
Name: John A. Dahl  
Address: 833A So. Main #143  
Phone: (760) 723-6570

Date: Dec 15 '06

## PRIVATE CONTRACT

SHEET L-4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS
LANDSCAPE & IRRIGATION PLANS FOR: <b>AGRICULTURAL GRADING FOR</b> 39693 CALLE DE LUZ FALLBROOK, CA.		
APPROVED: <u>MOHAMAD FARHROODINE</u> COUNTY ENGINEER		DATE: <u>Dec 15 '06</u>
BY: _____		GRADING PERMIT NO. L-15206





MATCH LINE

13,600 S.F. *APTELIA CORDIFOLIA*  
FLATS RED APPLE 2 1/8" O.C.

20 *Ceanothus 'Julia Phelps'*  
GAL. 'Julia Phelps' WILD LILAC

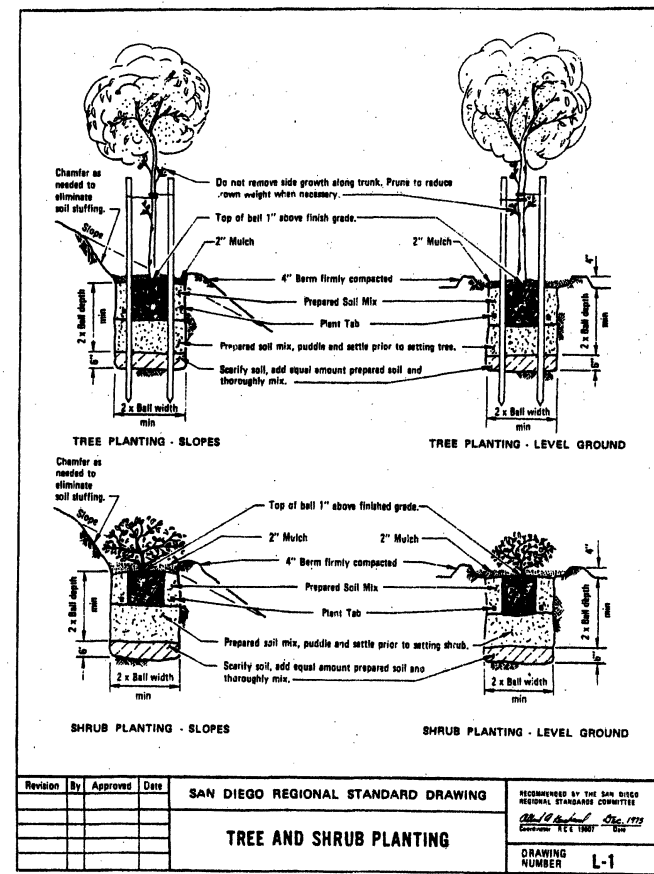
3" DEPTH SHREDED WOOD MULCH

31 *NERIUM OLEANDER*  
GAL. 'PETITE PINK' OLEANDER

51 *ACACIA REDOLENS*  
1 GAL.

9 *SALVIA LEUCANTHA*  
1 GAL. MEXICAN BUSH SAGE

26 *ROSMARINUS OFFICINALIS*  
1 GAL. ROSEMARY (UPRIGHT)



Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
				TREE AND SHRUB PLANTING	Adopted Dec. 1977
					DRAWING NUMBER L-1

LANDSCAPE ARCHITECT CERTIFICATION

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By: *John A. Dahl*

Date: Dec 15 '06

Name: John A. Dahl  
Address: 833A So. Main #143  
Phone: (760) 723-6570

PRIVATE CONTRACT		
SHEET L-5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS
LANDSCAPE & IRRIGATION PLANS FOR: <b>AGRICULTURAL GRADING FOR 39693 CALLE DE LUZ FALLBROOK, CA.</b>		
APPROVED: MOHAMMAD FARHROODINE COUNTY ENGINEER	BY: <i>John A. Dahl</i> LANDSCAPE ARCHITECT FOR RECORD	DATE: _____
		GRADING PERMIT NO. L-15206